

ORDINANCE NO. O2015-44

AN ORDINANCE OF THE CITY OF WILDWOOD
FLORIDA; AMENDING AND RESTATING ORDINANCE
O2014-18 CONCERNING THE TRAILWINDS VILLAGE
PLANNED DEVELOPMENT; PROVIDING FOR
CODIFICATION; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the Word Family LLC Planned Development Amendment Application was filed on September 30, 2013;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2014-18 on April 28, 2014, thereby amending and restating Ordinance O2012-07 in its entirety;

WHEREAS, said Ordinance was recorded May 19, 2014, in O.R. Book 2779, Page 657, Public Records of Sumter County, Florida;

WHEREAS, the second Word Family LLC Planned Development Amendment Application was filed on August 31, 2015;

WHEREAS, the City now wishes to Amend and Restate Ordinance O2014-18 in its entirety by enacting this Ordinance O2015-44; and

WHEREAS, it is the intention of the City for this amendment and restatement to supersede Ordinances O2014-18.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Word Family LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this 26th day of October 2015. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; - the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on October 6, 2015; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Word Family LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on September 30, 2013;
- B. That the second Word Family LLC Planned Development Amendment Application was duly and properly filed on August 31, 2015;

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- C. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule;
- D. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations;
- E. That the Developer intends to develop a Project consisting of 165.4 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto
- F. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- G. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Mixed Use Planned Development (MUPD) of the lands described in "Exhibit A";
- B. That the zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map;
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood;
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Farner, Barley & Associates, Inc. dated September 22,

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2015 is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Residential: Assisted Living Facility (ALF) and Independent Living Facility (ILF);
 - b. Commercial Office and Medical Office;
 - c. Commercial Sales and Retail; and
 - d. Recreational (Parks)
- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity requirements in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.

C. Development Program. The Project shall be developed in a single phase in accordance with the conceptual development plan and this Section.

- 1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more housing types. Assisted Living Facilities and Independent Living Facilities each count as one (1) housing type. Conversions of ALF beds and ILF units to other residential units are permitted. Three (3) ALF beds shall equal one (1) residential unit. One (1) ILF unit shall equal one (1) residential unit.
- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (ALF and ILF)	33.1
Commercial and Medical Office	12.2
Commercial Sales and Retail	73.8
Recreation	12.4
Total	131.5

Note: There are 33.9 acres within the nonresidential areas that consist of drainage retention areas, open space, and right-of-way, for a total project acreage of 165.4+/- acres.

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Residential		462 (ALF beds) 296 (dwelling units)
Office	151,500	
Retail	572,750	

- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not

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exceed Development of Regional Impact thresholds for the Regional Activity Center, as established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 9th Edition.

		Change To						
		Residential, Condo/Townhome (Per Unit)	Residential, Apartment/Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)
Change From	Residential, Condo/Town Home (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
	Residential, Apartment/Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
	Residential, ACLF (Per Bed)	1.625	2.763	N/A	1.239	13.818	6.854	16.310
	Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
	Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
	General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
	Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

Example #1: To convert from Commercial Sales to Medical Office

Take the desired sq.ft. of Medical Office and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales

20,000 sq.ft. of Medical Office * 1.180 (Commercial Sales equiv. Factor) = 23,600 sq.ft. of Commercial Sales

To add 20,000 sq.ft. of Medical Office, you reduce Commercial Sales by 23,600 sq.ft.

Example #2: To convert from Commercial Sales to ACLF Beds

Take the desired ACLF Beds and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales

200 ACLF Beds * 0.072 (Commercial Sales equiv. factor) = 14.4 * 1,000 = 14,400 sq.ft. Commercial Sales

To add 200 ACLF Beds, you reduce Commercial Sales by 14,400 sq.ft.

5) Signage.

- The Project may contain up to three (3) Shopping/Office Center signs. The signs shall be located within the landscaped medians at the project entrances at C-466A.
- The Shopping/Office Center signs shall be monument signs and shall consist of one (1) Type A sign and two (2) Type B signs as shown on "Exhibit C."
- All other signage, including directional and occupant identification,

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is required to meet the City's Design District Standards for signage.

- D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.
- F. Principal Uses. The following uses shall be allowed within the Project.
- 1) All permitted principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the CMU zoning district.
 - 2) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses. However, the outside storage of goods must be:
 - a) Located contiguous either behind or flanking the principal structure;
 - b) Enclosed by a screen or other similar material; and
 - c) Architecturally compatible with the principal structure.
 - 3) Indoor shooting range and gun shop, including the sale, rental, and repair/service of firearms, ammunition, and other shooting accessories and sporting goods. The indoor gun range shall be designed to contain projectiles, debris and pollution within the building through the use of baffles, backstops, HVAC systems, soundproofing, or other barriers. Noise levels measured at the property line shall not exceed sixty (60) dBA. Parking requirements shall be 1 parking space per shooting lane, plus 4 spaces per 1,000 sq.ft. of retail sales and office area, plus 10 spaces per instructional classroom, if any.
 - 4) Indoor self-storage facility. No outdoor storage of RVs, boats, campers, vehicles, other similar equipment and items is allowed unless completely enclosed and screened by a wall that is architecturally compatible with the principal structure.
 - 5) Temporary sales/leasing office (modular building or trailer).
 - 6) Service Repair Center or Golf Cart Sales shall be permitted as long as the subject lot(s) comply with the following requirements:
 - a) The use and all associated activities must be in completely enclosed buildings.
 - b) Additional buffering and screening may be required.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.
- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the

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I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.

1) Parks and Recreation. The Project shall contain a minimum of 9.5 acres of parks which may include both passive and active recreation parks.

2) Buffers.

a) The Project shall contain a 25' perimeter landscape buffer along CR 466 and along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter. The buffer is intended to protect the privacy and well-being of the adjacent homes within The Villages and to mitigate potential visual and noise impacts of the Project. The buffer will be continuous and contain canopy and understory trees as well as a 3' tall hedge in conformance with the buffer detail sections incorporated into this Ordinance as part of "Exhibit B."

b) The width of the perimeter buffer described above may be reduced to 20' on eastern and western property lines, along NE 57th Drive, and on the northern property line where the property does not border a home within The Villages.

c) The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on "Exhibit B" and the typical internal roadway section as depicted on "Exhibit B".

d) Any on-site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.

3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include right-of-ways, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations.

1) Gopher Tortoise Survey. As stated in the Preliminary Protected Species Assessment submitted with the Planned Development Application, a gopher tortoise survey is required 90 days prior to any construction activities taking place. If tortoises are found on the Project, a relocation permit from the Florida Fish and Wildlife Conservation Commission may be required.

2) Wetlands. The Project contains a 0.36 acre wetland as shown on the conceptual development plan. A 15' minimum, 25' average buffer is required along the preserved wetland. The wetland and associated wetland buffer may be utilized as a passive recreation park.

K. Public Facilities.

1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to

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the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.

- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement serving lands other than the Planned Development shall be underground.
- 5) Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare.
- 6) Transportation Concurrency. There is sufficient roadway capacity available to accommodate the Project at buildout. The responsibility to fund the improvements listed in Section L of this ordinance, in part or whole, will be the responsibility of the Applicant/Developer.

L. Access and Transportation

1) Access.

- a. CR 466A. CR 466A is owned, operated, and maintained by Sumter County. Eight (8) () access points to the Project may be permitted along CR 466A if approved by Sumter County.
- b. CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan as shown in "Exhibit B" unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
- c. NE 57th Drive. NE 57th Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
- d. Interconnectivity to the West. The Project is required to provide one (1) road stub-out for future connection through the adjoining property to the west for future connectivity to C-462 as shown on the conceptual development plan. The Developer shall cooperate with the adjoining property owner and/or owner's agent or assign to effect the required interconnection points.
- e. The Developer will comply with terms of the Site Plan Access Review Memorandum of Understanding dated September 16, 2015 and attached as Exhibit D, unless otherwise deemed necessary and agreed to in writing by both parties.
- f. Secondary Driveway #6 shall be minimum distance of 260' from primary

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driveway measured from the Western most curb of the primary driveway to the Eastern most curb of the proposed secondary driveway.

- g. Primary Driveway #4 shall be a right in/right-out with a left in directional median opening. Upon the vertical development of the residential Tract R-1, the directional median opening shall be converted to full access median opening.

2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development amendment application:

- a. The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
- b. The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
- c. The Developer shall install a traffic signal at the main access point to the Project (Primary Driveway #2 on the conceptual development plan) prior to the Project reaching 40% of buildout.
- d. The Developer shall upgrade the traffic signal at the CR 466A/ Pinellas Place intersection (if approved by Sumter County) if the Developer constructs the off-site access connection to the Project.
- e. The Developer acknowledges that C-466A and C-462 are receiving transportation system improvements by Sumter County that are not yet complete. At 40% of the Project buildout, the Developer is required to conduct a Traffic Impact Study to re-evaluate the Project's traffic impacts. Additional mitigation may be required as determined by the study.

3) Internal Roadways and Multi-Use Trails.

- a. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the conceptual development plan and the typical roadway section incorporated into this Ordinance as part of "Exhibit B."
- b. The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan as part of "Exhibit B." One side of the road shall contain a 8' wide (minimum) multi-use path which may be reduced to 5' south of the frontage road to provide a transition to the sidewalk along CR 466A.
- c. Golf carts. Golf carts may be allowed to utilize the multi-use paths or internal roadways within the Project pending final engineering approval at the time of site plan. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

- M. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide Guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the

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maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

- N. **Enforcement of Rules and Regulations.** For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- O. **Impact Fees.** The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. **Expiration of Planned Development Agreement.** Actual construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Project for periods of up to twelve (12) months provided the applicant can show good cause why said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

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DC,Gloria R. Hayward,Sumter County Page 9 of 21 B:3031 P:375

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this ^{20th} day of October, 2015.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Cassandra Lippincott
Cassandra Lippincott, City Clerk

Ed Wolf
Ed Wolf, Mayor

First Reading: October 12, 2015

Second Reading: October 26, 2015

Approved as to Form:

Ashley Hunt
Ashley Hunt, City Attorney

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____DC,Gloria R. Hayward,Sumter County Page 10 of 21 B:3031 P:376

Exhibit A
Trailwinds Village - Legal Description

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR COUNTY ROAD 466-A.

AND

THE NORTHERLY 50.00 FEET OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR COUNTY ROAD 462.

AND

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING. ALL IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTH 420 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA, LESS THE WEST 210 FEET THEREOF.

PLANNED DEVELOPMENT CONCEPT PLAN FOR TRAILWINDS VILLAGE @ CR-466A & NE 57TH DR

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR COUNTY ROAD 466-A.

AND

THE NORTHERLY 50.00 FEET OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR COUNTY ROAD 462.

AND

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTH 420 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA, LESS THE WEST 210 FEET THEREOF.

UTILITY COMPANIES

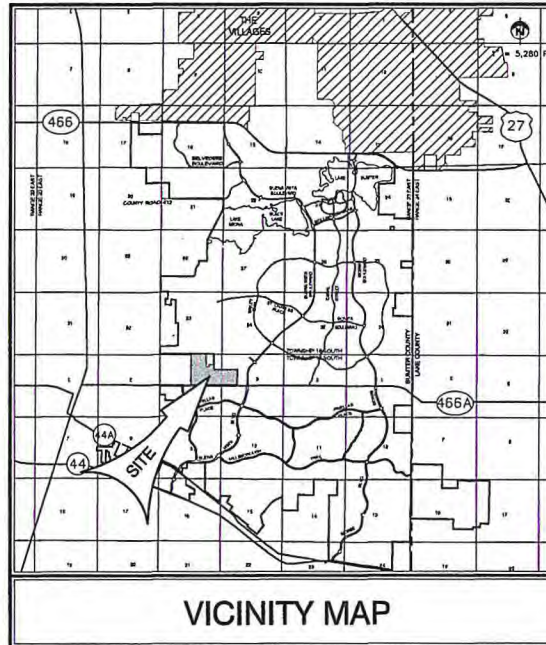
POWER:
SECO ENERGY - SUMTER COUNTY
330 S HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3801

TELEPHONE / CABLE
CENTURYLINK - OCALA
3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295

GAS
TECO PEOPLES GAS - OCALA
702 N FRANKLIN ST
PO BOX, 2562
TAMPA, FLORIDA 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

WATER:
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

SEWER:
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346



VICINITY MAP

SECTIONS 3 & 4; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

OWNER/DEVELOPER:
WORD FAMILY LLC
4300 NW 29RD AVENUE, SUITE 37
GAINESVILLE, FL 32606

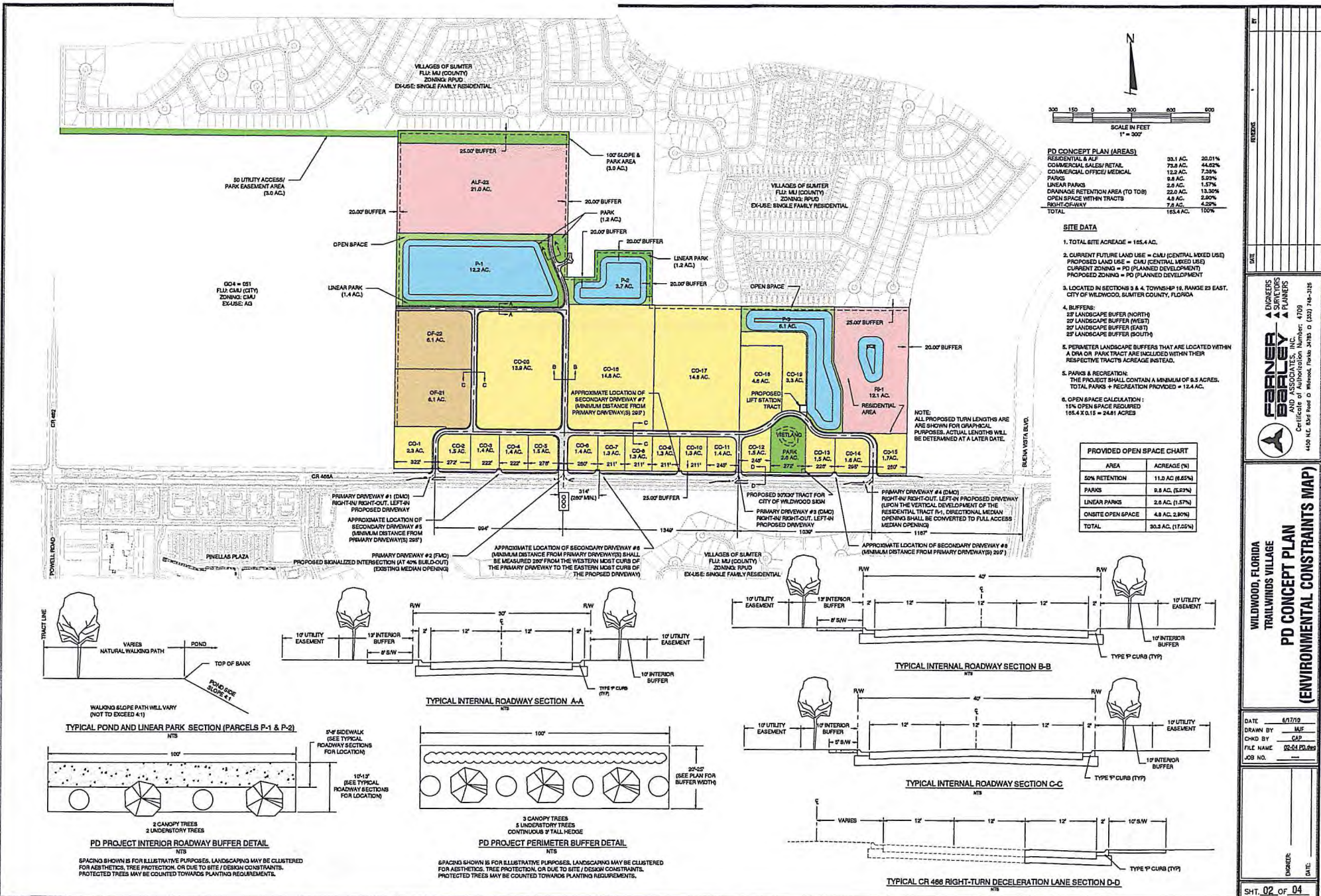
ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
CHRISTOPHER A. POTTS, P.E.
FL. LIC. NO. 73842

Sheet List Table

01	COVER
02	PD CONCEPT PLAN (ENVIRONMENTAL CONSTRAINTS MAP)
03	OVERALL CONCEPT PLAN
04	MASTER SIGN PLAN

NOTES:

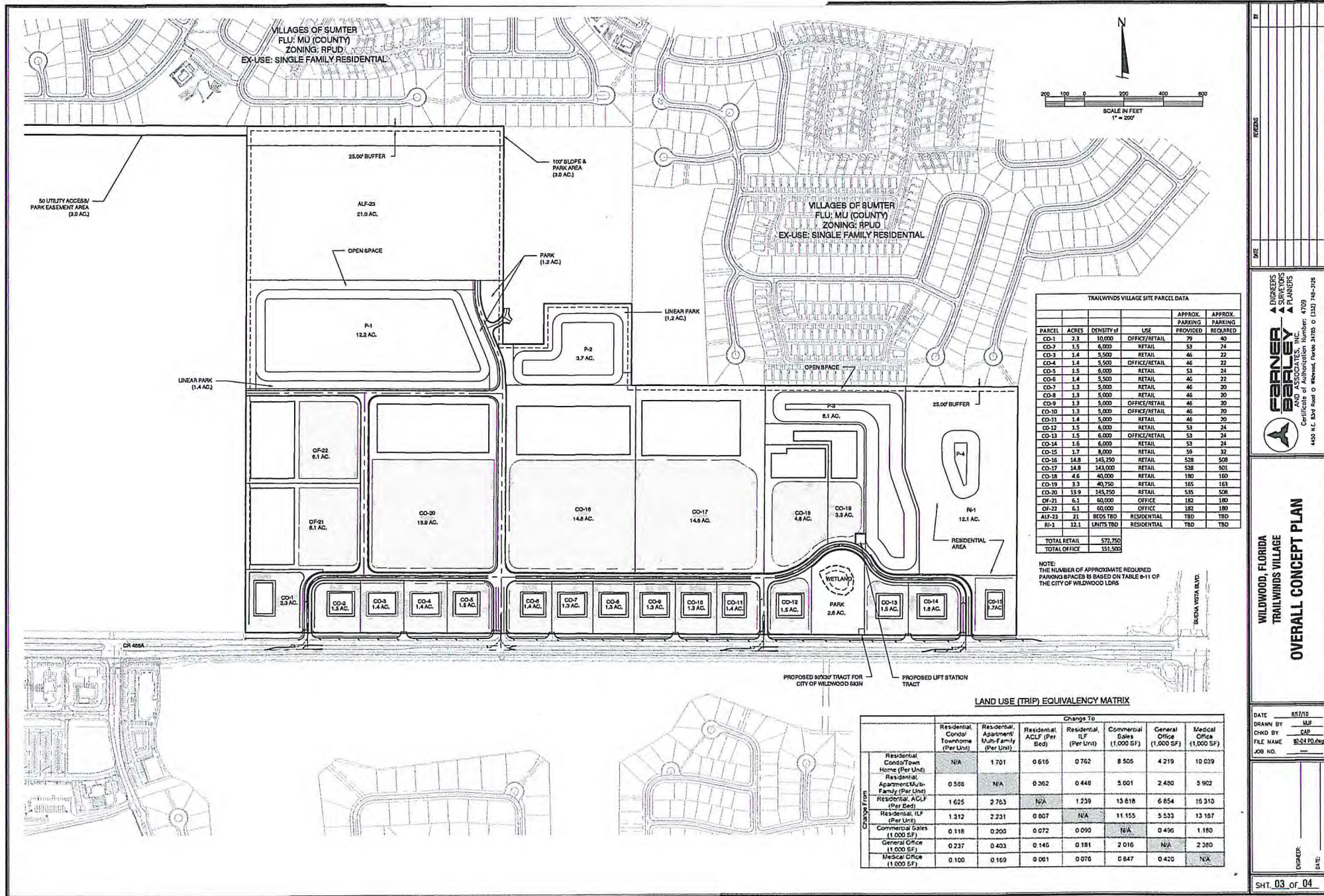
1. PROJECT TO BE PERMITTED AND DEVELOPED IN ONE PHASE.
2. ADJUSTMENT OF THE PROPOSED RESIDENTIAL / NON-RESIDENTIAL LAND AREAS, DENSITIES, INTENSITIES, AND USES MAY BE PERMITTED AT TIME OF DEVELOPMENT TO ADDRESS MARKET CONDITIONS. SITE DESIGN AND/OR REGULATORY AGENCY PERMITTING REQUIREMENTS, SUCH APPROVAL(S) SHALL BE SUBJECT TO REVIEW FOR FOR EQUIVALENCY TRADE-OFF (BASED ON NET NEW 2-WAY TRIP GENERATION) THROUGH APPLICATION OF THE LAND USE EQUIVALENCY MATRIX (ON SHEET 3) FOR COMPLIANCE WITH THE ALLOWABLE (MIN/MAX) RANGE OF CUMULATIVE MIXED USE LAND AREA REQUIREMENTS (LISTED ABOVE) AND FOR COMPLIANCE WITH THE ALLOWABLE (MIN/MAX) MIXED USE DENSITY THRESHOLDS FOR THE "TRAILWINDS VILLAGE REGIONAL ACTIVITY CENTER" (RAC) DESIGNATION AS APPROVED BY THE CITY OF WILDWOOD ON JANUARY 13, 2014 (ORDINANCE NO. 02014-54) PURSUANT TO CHAPTER 360.08 (2)(b) OF THE FLORIDA STATUTES AND RULE 22.24(2)(14)(10) OF THE FLORIDA ADMINISTRATIVE CODE.
3. ASSISTED LIVING AND SKILLED NURSING FACILITIES LOCATED WITHIN THE RESIDENTIAL LAND USE AREA SHALL BE A DENSITY EQUIVALENT OF THREE (3) BEDS EQUALS ONE (1) DWELLING UNIT.
4. ALL ROADS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH PUBLIC ROADS (IF ANY) TO BE DEDICATED TO THE CITY OF WILDWOOD. PRIVATE ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION(S).
5. COUNTY ROAD 466A DRIVEWAY CONNECTIONS AND TURN LANES SHALL BE PER FDOT CRITERIA OR AS OTHERWISE APPROVED BY SUMTER COUNTY.
6. STORMWATER MANAGEMENT SYSTEM, PARKS, AND OTHER COMMON OPEN SPACE AREAS SHALL BE LOCATED WITHIN COMMON AREA TRACT(S) OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION(S).
7. CENTRAL WATER, SEWER, AND RECLAIMED WATER SERVICE TO BE PROVIDED BY THE CITY OF WILDWOOD. ON-SITE UTILITIES SHALL BE CONSTRUCTED BY THE DEVELOPER, WITH ANY POTABLE WATER BOOSTER PUMPS AND TANKS, RECLAIMED WATER BOOSTER PUMPS AND TANKS, SANITARY SEWER LIFT STATIONS, AND ASSOCIATED UTILITY LINES TO BE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY, LOTS, OR EASEMENTS TO BE DEDICATED TO THE CITY OF WILDWOOD.
8. STORMWATER MANAGEMENT SYSTEM MAY BE COMPRISED OF WET OR DRY PONDS.



WILDMOOD, FLORIDA
TRAILWINDS VILLAGE
PD CONCEPT PLAN
(ENVIRONMENTAL CONSTRAINTS MAP)

DATE: 6/7/19
DRAWN BY: MJC
CHECKED BY: CJP
FILE NAME: 02-04 PD-003
JOB NO.:
DRAFTER:
DATE:

SHT. 02 OF 04



ENGINEERS
SURVEYORS
PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 1st Road O. Weiland, Florida 32105 O (321) 748-3129

WILDMOOD, FLORIDA
TRAILWINDS VILLAGE
OVERALL CONCEPT PLAN

DATE: 8/7/10
DRAWN BY: LSE
CHKD BY: CAP
FILE NAME: 8-24 P03.dwg
JOB NO.:

DRAWN BY: LSE
DATE:

SHT. 03 OF 04

**FARNER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

Certificate of Authorization Number: 4709

4450 N.E. 23rd Road • Wintered, Florida 34785 • (352) 746-3176

**WILDWOOD, FLORIDA
TRAILWINDS VILLAGE
MASTER SIGN PLAN**

DATE 6/17/10
DRAWN BY WUF
CHKD BY CAP
FILE NAME 02-04 PO.dwg
JOB NO.

NOTES:

1. MONUMENT SIGNS SHALL BE LOCATED WITHIN LANDSCAPED MEDIAN AT THREE OF THE MAIN ENTRANCES ONTO CR-469A. GENERALLY DISCUSSED HEREIN. THESE SIGNS SHALL BE USED FOR IDENTIFICATION OF OCCUPANTS OF THE INTERIOR PARCELS (MATCHED AREAS)
2. STANDARDS FOR MONUMENT SIGNS ON EACH PARCEL ALONG CR-469A SHALL BE AS ALLOWED BY THE CITY OF WILDMOROS SIGN CODE.
3. STANDARDS FOR WALL, AWNING, DIRECTIONAL, AND OTHER ALLOWABLE SIGNAGE THROUGHOUT THE DEVELOPMENT S SHALL BE AS ALLOWED BY THE CITY OF WILDMOROS SIGN CODE.



MEMORANDUM OF UNDERSTANDING

Date: September 16, 2015

To: Richard Baier, P.E. - Sumter County Department of Public Works
Esleie Oxendine - Sumter County Department of Public Works

From: Jane A. Caldera, P.E. - TRUCKIN TRAFFIC, LLC

Copy To: Chris Potts, P.E. - Farner Barley
Jerry Hart - Barclay Group

Subject: Trailwinds Village PUD
Site Access Plan Review

The purpose of the memorandum is to document the results of the master site access plan review for Trailwinds Village.

After the initial review meeting held between the Barclay Group development team and Public County Department for Public Works staff, and several follow up discussions, the Master Site Access Plan for Trailwinds Village as shown on Attachment A, and described below was mutually agreed to.

- Four (4) right in/out driveways will be permitted.
- Two (2) directional median openings will be permitted. These directional median openings will be designed to prohibit SB left turn movements.
- One (1) full median opening that will be signalized when the developer can demonstrate that traffic signal warrants are met.
- One (1) directional median opening that will be modified to a full median opening, when the 10 acre residential development tract (R-1) is constructed; based on the following conditions.
 - 1) Upon the vertical development of the residential tract R-1 the developer will provide the County with a Letter of Credit and or Bond
 - 2) Once this median opening is converted to a full median opening, the developer will have 12 months to conduct a traffic signal warrant study to demonstrate that traffic signal warrants are met. If traffic signal warrants are met the developer will be allowed to signalization this driveway, if signal warrants are not met, then the developer will convert this driveway back to a directional median opening.

ATTACHMENT A

(to Memo of Understanding, dated 9/16/2015)

MASTER SITE ACCESS PLAN TRAILWINDS VILLAGE PUD

Legend

-  - Right In/Out Driveway
-  - Directional Median Opening
-  - Full Median Opening / Traffic Signal
-  - Directional Median Opening, with special conditions



NORTH

ALF-23
20.0AC.

P-1
11.6AC.

P-2
3.7AC.

OF-22
6.4AC.

CO-20
14.9AC.

CO-16
15.0AC.

CO-17
14.2AC.

P-3
6.1AC.

P-4
1.3AC.

RI-1
10.8AC

RESIDENTIAL AREA

NOTE:
ALL PROPOSED TURN LENGTHS
ARE SHOWN FOR GRAPHICAL
PURPOSES. ACTUAL LENGTHS
WILL BE DETERMINED AT A
LATER DATE.

OF-21
6.4AC.

DW #1

DW #3

DW #5

DW #4A
APPROXIMATE LOCATION
OF SECONDARY DRIVEWAY
7 (MINIMUM DISTANCE
FROM PRIMARY
DRIVEWAY(S) 295')

CO-18
4.6AC. PROPOSE
D LIFTSTATION

CO-19
3.3AC.

WETLAND

PARK
2.6AC.

CO-12
1.5AC.

CO-13
1.2AC.

CO-14
1.6AC.

CO-15
1.2AC.

CO-16
1.2AC.

CO-17
1.2AC.

CO-18
1.2AC.

CO-19
1.2AC.

CO-20
1.2AC.

CO-21
1.2AC.

CO-22
1.2AC.

CO-23
1.2AC.

CO-24
1.2AC.

CO-25
1.2AC.

CO-26
1.2AC.

CO-27
1.2AC.

CO-28
1.2AC.

CO-29
1.2AC.

DW #1
PRIMARY DRIVEWAY1(DMO)
RIGHT-IN RIGHT-OUT, LEFT-
IN PROPOSED DRIVEWAY

DW #2
APPROXIMATE LOCATION
OF SECONDARY
DRIVEWAY 5 (MINIMUM
DISTANCE FROM PRIMARY
DRIVEWAY(S) 295')

DW #3
PRIMARY DRIVEWAY 2 (FMO) PROPOSED
SIGNALIZED INTERSECTION (AT40 %
OF BUILD-OUT) (EXISTING MEDIAN
OPENING)

DW #4A
APPROXIMATE LOCATION OF SECONDARY
DRIVEWAY 6 (MINIMUM DISTANCE FROM PRIMARY
DRIVEWAY(S) SHALL BE MEASURED 260' FROM THE
WESTERN MOST CURB OF THE PRIMARY
DRIVEWAY TO THE EASTERN MOST CURB OF THE
PROPOSED DRIVEWAY)

DW #5
PRIMARY DRIVEWAY 3(DMO)
RIGHT-IN RIGHT-OUT, LEFT-IN
PROPOSED DRIVEWAY

DW #6
APPROXIMATE LOCATION OF SECONDARY
DRIVEWAY 8 (MINIMUM DISTANCE FROM PRIMARY
DRIVEWAY(S) 295')

DW #7
PRIMARY DRIVEWAY 4 (DMO) RIGHT-IN
RIGHT-OUT, LEFT-IN PROPOSED DRIVEWAY
(UPON THE VERTICAL DEVELOPMENT OF
THE RESIDENTIAL TRACT R-1, DIRECTIONAL
MEDIAN OPENING SHALL BE CONVERTED
TO FULL ACCESS MEDIAN OPENING)

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, October 6th, 2015 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a modification to the previously approved planned development under proposed Ordinance O2015-44, adding an additional 8.4 acres; reducing office square footage from 200,000 SF to 151,500 SF; increasing retail square footage from 485,000 SF to 572,750 SF; and maintaining the residential component at 462 ALF Beds (3 beds per dwelling unit) and 296 dwelling units for a total of 450 DU. The site is generally located to the northeast of the intersection of C-466A (Cleveland Ave.) and C-462. The Engineer of Record is Christopher A. Potts with Farner, Barley, and Associates of Wildwood, Florida.

Case: RZ 1508-01

Parcels: G03=004, G04=002, G04=004, & G04=021.

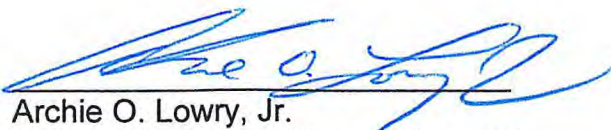
Owner: Word Family LLC and Shanda M. & James D. Barnes

Applicant: Jerry Hart, Word Family LLC

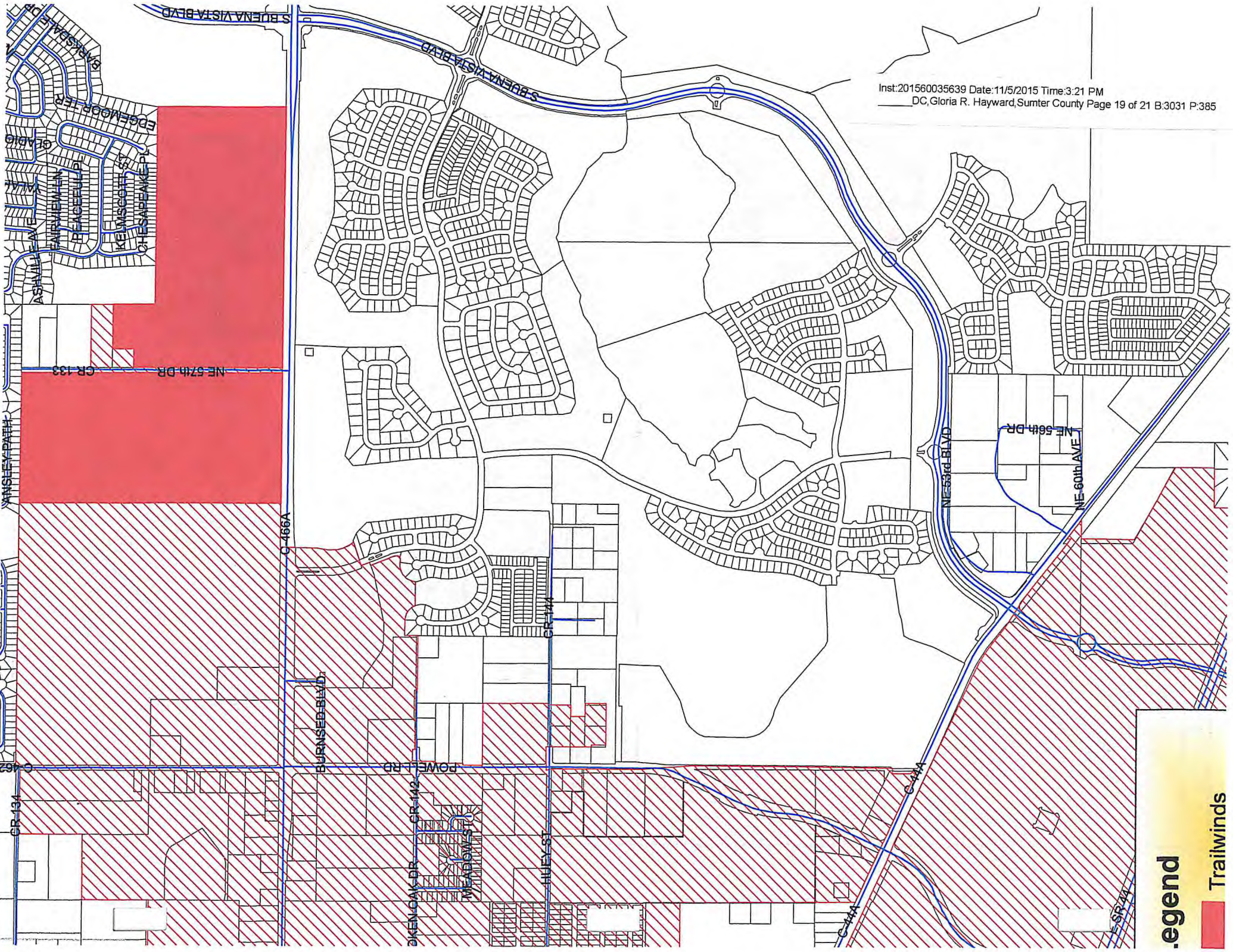
Under subsections 1.7(B)(2), 3.3(B)(3), and 8.2(E) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development zoning overlay amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in subsection 3.3(B)(4) of the LDRs, the Special Magistrate recommends approval of the Zoning Overlay Map Amendment and gives a favorable recommendation of Ordinance O2015-44 to the City Commission.

Dated: October 8, 2015



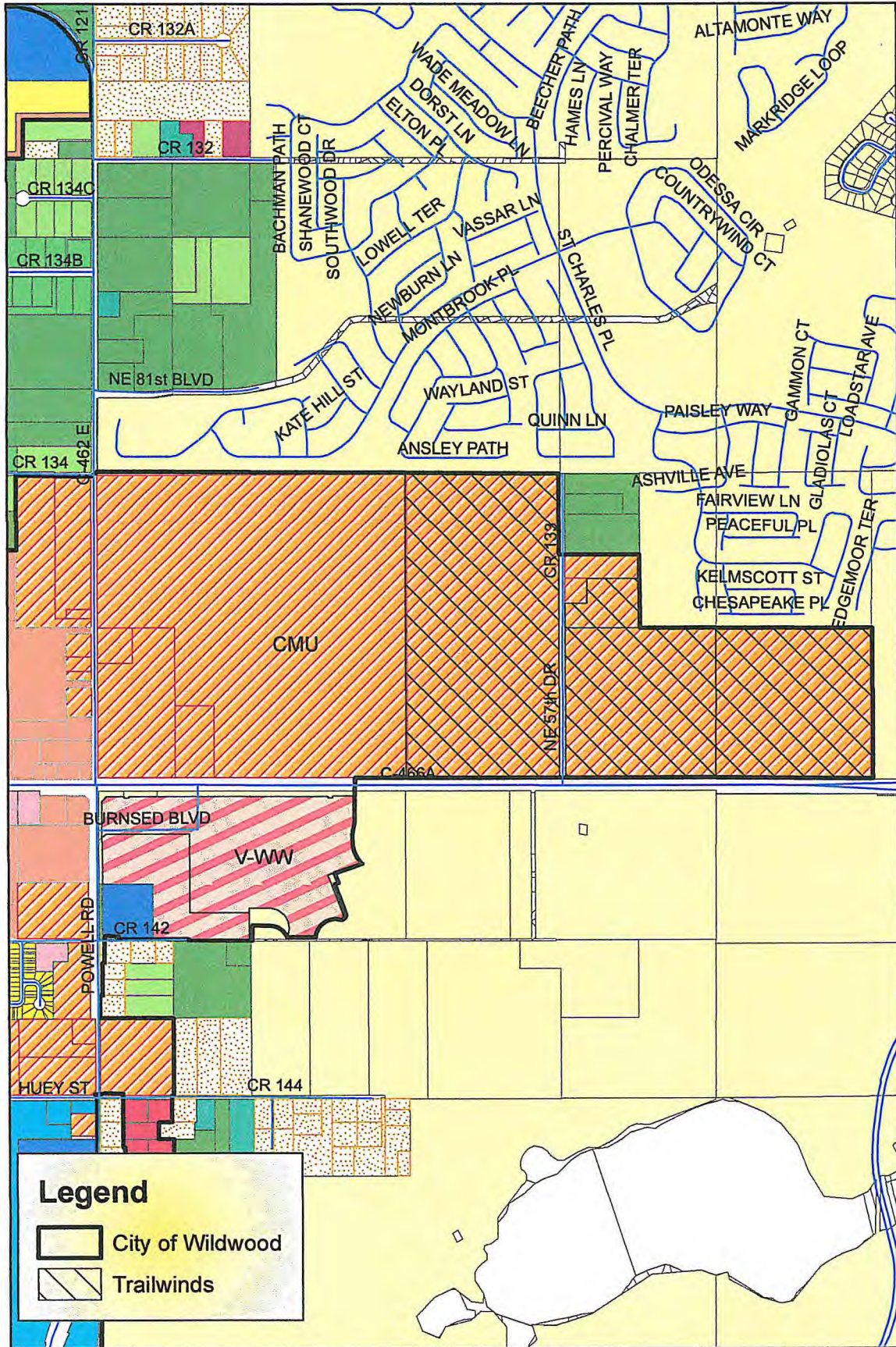
Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



Legend

Trailwinds

I:\TernGIS\Maps\Existing & Proposed Zoning\Existing Zoning - Trailwinds 10-2015.mxd - 10/1/2015 1:19:43 PM - lonesal



Legend

 City of Wildwood

 Trailwinds



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



Feet
0 510 1,020

G03=004, G04=004, G04=002, G04=021
TRAILWINDS

EXISTING ZONING

July 2012

WILDWOOD, FL



Feet	
0	1,000
500	

WILDWOOD, FL

G03=004, G04=004, G04=002, G04=021
TRAILWINDS

ZONING OVERLAY